



43. Heath Grove Buxton



**BURY &
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43. Heath Grove
Buxton
Derbyshire, SK17 9HH



Offers In The Region Of
£350,000

Entrance Porch

Front composite rock entrance door. Upvc window to side. Inner door leading too:

Entrance Hallway

Upvc windows to side. Colum style radiator. Stairs with carpet runner leading to first floor landing. Ted Todd herringbone flooring. Doors leading to:

Living Room

Upvc bay window to front. Column style radiator. Original cast iron open fire place. Picture rail and ceiling coving. Karndean LVT flooring.

Open plan Kitchen Diner

Ted Todd herringbone flooring throughout

Kitchen- Recently installed Buxton woodworks fitted kitchen with a modern and matching range of painted in-frame wall and base units with drawer's with contrasting with Calacatta Gold quartz worksurfaces over incorporating inset 'Franke' granite sink with mixer tap over. Integrated 'Neff' appliances including fridge freezer, wine cooler and dishwasher. Built in 'Neff' microwave and space for range sized 'Smeg' cooker with electric hob and double oven and grill (which can be included in the sale with separate negotiation) with extractor hood over. LED plinth and worksurface lighting. Smoked mirror splashbacks. Upvc windows to side with built in window seat with storage cupboards below. Column style radiator. Door leading to cellar.

Dining area- Matching units to the kitchen, in a larder style with display wall cabinets, LED lit open shelving, base units with matching quartz worksurface over. Upvc window to side. Colum style radiator. Patio doors leading to decking area.



Buxton - 0129827524

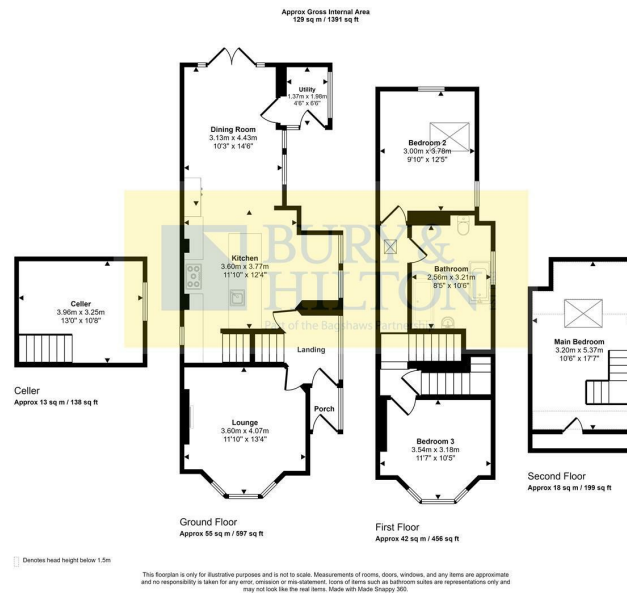


buxtonhomes@buryandhilton.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Accommodation

Rear Porch/ Utility

Upvc window side. Composite rock side entrance door. Wall mounted recently installed 'Alpha' gas combi boiler. Space and plumbing for washing machine and dryer.

Lower ground floor- Cellar

Single chamber with frosted double glazed window, radiator and meters.

First floor landing

Velux style window. Stairs to second floor. Radiator.

Bedroom One

Upvc bay window to side and rear with velux sky light window. Radiator.

Bedroom Three

Upvc bay window to front. Column style radiator. Currently used as a dressing room with built in wardrobes with clothes hanging space, drawers and shelving.

Family Bathroom

Fitted with a modern yet contemporary suite comprising: Fully nuance boarded walk in shower with glass screen, waterfall shower head over with Victorian style fittings and hand held shower also. Claw foot freestanding roll top bath mixer tap over and hand held shower. Wash hand basin with towel rail and Wc with pull chain flush. Karndean LVT flooring. Column style radiator with towel rail. Upvc window to side. Partially paneled walls. Extractor fan.

Second Floor- Bedroom Two

Velux style window. Radiator. Eaves storage with LED lighting.

Outside

To the front of the property is a graveled driveway providing off road parking for two cars. Outside Tap.

To the rear of the property is a lawned garden with mature apple tree. (please note, a fence will be erected between the neighboring property.) Raised decked area with space for outside dining.

HPBC-

EPC- E (PLEASE NOTE, THIS WAS DONE PRIOR TO ALL RENOVATIONS)
FREEHOLD

Agents Notes

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17 High Street, Buxton, Derbyshire, SK17 6ET

T: 0129827524

E: buxtonhomes@buryandhilton.co.uk

www.buryandhilton.co.uk

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